



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00120 Mesa Hills Unit 2 Replat B  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** February 12, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** North of Mesa Hills, East of Kingsfield  
**Acreage:** .469  
**Rep District:** 1  
**Existing Use:** Residential  
**Existing Zoning:** R-3  
**Proposed Zoning:** R-3  
**Nearest Park:** Galatzan Park (1.68 mi)  
**Nearest School:** Green Elementary (.5 mi)  
**Park Fees Required:** \$2740.00  
**Impact Fee Area:** N/A  
**Property Owner:** Nora A Crowley  
**Applicant:** Nora A Crowley  
**Representative:** Dorado Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4, (Residential)  
**South:** P-R 2, (Planned Residential)  
**East:** R-3, (Residential)  
**West:** R-3, (Residential)

**PLAN EL PASO DESIGNATION:** G4, Suburban Walkable

### **NEIGHBORHOOD INPUT**

Public notice of this resubdivision was mailed on December 17, 2014 to residents within a 200ft radius of the parcel in question. Planning staff received 3 phone calls and a petition with 10 signatures in opposition to this application.

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide approximately .47 acres of residential land within Mesa Hills Subdivision, Replat A. The subdivision will result in the addition of 1 residential lot which will front Mesa Hills Drive. Mesa Hills Drive is identified as a major arterial in the city's MTP. The existing cross sections of Mesa Hills Drive and Lawndale Drive are substandard, with no

sidewalks or parkways. The applicant is requesting a waiver to improvements along Mesa Hills and Lawndale Drive. The applicant is also requesting an exception to allow Lot 2 of this resubdivision to front and have access via Mesa Hills Drive.

### **DEVELOPMENT COORDINATING COMMITTEE**

Recommends **denial** of **Mesa Hills Unit 2 Replat B** on a resubdivision combination basis subject to the following staff comments:

#### **Planning Division Recommendation**

Planning recommends **denial** of the plat

In accordance with 19.07.020.A.3 a replat without vacation of the previously recorded plat may be approved if *the replat does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.*

The applicant proposes direct vehicular access to Mesa Hills Drive. The previously recorded plat, Mesa Hills Unit 2 Replat A restricted direct vehicular access to Mesa Hills Drive through a separate instrument and a note referencing said instrument on the face of the plat. Any modification or release of this restriction would require the entirety of Mesa Hills Unit Replat A to be vacated and subsequently replatted.

#### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. On Location Map, correct the name of the streets adjacent to the subdivision.
2. Provide written confirmation that the adjacent property owner (lot 1) accepts runoff from the proposed lot 2.

#### **Parks and Recreation Department**

We have reviewed **Mesa Hills Unit Two Replat "B"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to comply with the Parkland dedication ordinance in the form of "Park fees" as per Title 19 - Subdivision and Development Plats; Chapter 19.20 - Parks & Open Space.

This subdivision is composed of two (2) R-3 Single-family dwelling lots therefore; Applicant shall be required to pay "Park fees" in the amount of **\$2,740.00** based on Residential subdivision requirements calculated as follows:

$$2 \text{ (R-3) Single-family dwelling lots @ } \$1,370.00 \text{ per dwelling} = \mathbf{\$2,740.00}$$

Please allocate funds under Park Zone: **NW-3**

Nearest Parks: **Thunder Canyon** & **Snow Heights**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **Water:**

2. There is an existing 8-inch diameter water main extending along Lawndale Drive that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.

3. There is an existing 12-inch diameter water main extending along Mesa Hills Drive that is available for service, the water main is located approximately 10-ft west from the center line of the right-of-way.

4. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 5694 Lawndale Drive Lot-1.

5. Previous water pressure tests from fire hydrant # 4672 located at the southwest corner of Mesa Hills Drive and Lawndale Drive have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 72 (psi) pounds per square inch, and a discharge of 712 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

7. There is an existing 8-inch diameter sanitary sewer main extending along Lawndale Drive that is available for service, the sewer main is located approximately 10-ft south from the center line of the right-of-way. EPWU's sanitary sewer system does not include a sewer main along Mesa Hills Drive fronting the proposed lot 2. Sewer service to lot 2 can be provided by means of a sanitary sewer main extension from a manhole located at the intersection of Mesa Hills Drive and Kingsfield Street, along Mesa Hills Drive to the proposed lot 2. The sewer manhole located at the Mesa Hills & Kingsfield intersection is only 3.5-ft deep. A ground survey must be conducted along Mesa Hills to determine if the construction of a sanitary sewer main with adequate soil cover is possible to provide service.

#### **General:**

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **El Paso Department of Transportation**

No comments received.

### **El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

## Mesa Hills Unit 2 Replat B





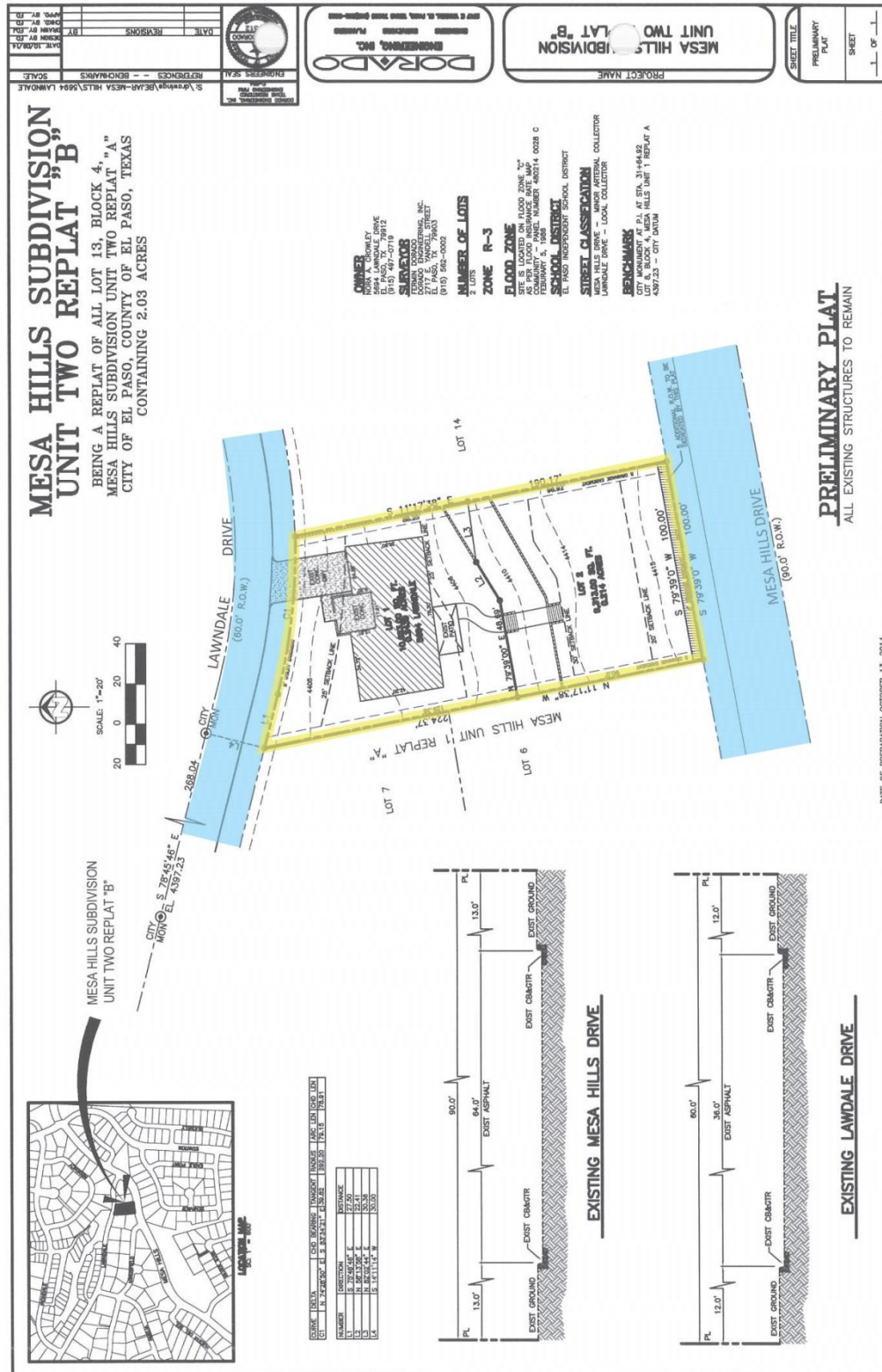
ATTACHMENT 2

## Mesa Hills Unit 2 Replat B



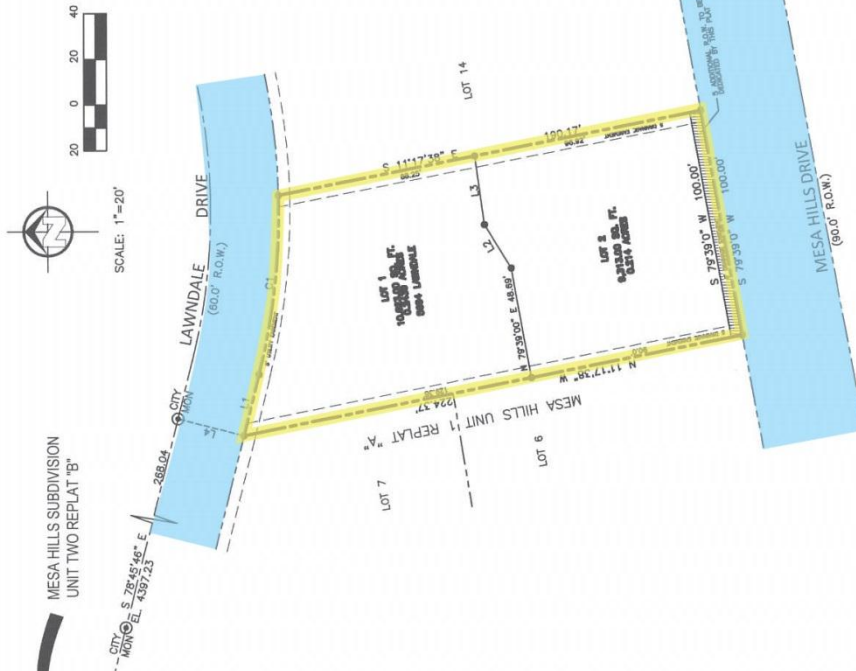


## ATTACHMENT 3





**MESA HILLS SUBDIVISION  
UNIT TWO REPLAT "B"**



CURVE	DELTA	CHD	BEARING	TANGENT	RADIUS	ARC LEN	CHD LEN
C1		N 74°28'50" E	S 87°34'21" E	39.82	292.20	79.15	78.91

NUMBER	DIRECTION	DISTANCE
L1	S 73°48'46" E	27.50
L2	N 58°13'56" E	22.41
L3	N 62°02'44" E	50.36
L4	S 41°11'14" W	50.01

LOT NO.	AREA	
	SQ. FT.	ACRES
1	10,623.00	0.244
2	8,813.00	0.205

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK,  
DEEDS AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_  
THIS SHOWN TO EXISTING CITY RECORDS ARE BASED ON RECORD INFORMATION ONLY.

THIS PROPERTY LIES IN ZONE "C". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD\* PANEL NO. 482214-2008 C. MAP REVISED ON FEBRUARY 5, 1998.

U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS TO THIS SUBSCRIPTION.

**DORADO ENGINEERING, INC.**  
**ENGINEERS SURVEYORS PLANNERS**

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**ATTACHMENT 5**

**DORADO ENGINEERING GROUP**

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

November 26, 2014

Mr. Harrison Plourde  
City of El Paso  
Planning Department  
801 Texas Avenue  
El Paso, TX 79901


**RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request**

Mr. Plourde

As per section 19.48.030 of the subdivision code, Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting a waiver on all Right-of-Way and Street improvements to Mesa Hills Drive. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fermin", with a long horizontal flourish extending to the right.

Fermin Dorado, P.E.

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**DORADO ENGINEERING GROUP**  
2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

December 30, 2014

Mr. Joaquin Rodriguez  
City of El Paso  
Planning Department  
801 Texas Avenue  
El Paso, TX 79901

**RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request**

Mr. Rodriquez,

As per section 19.48.030 of the subdivision code, Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting a waiver on all Right-of-Way and Street improvements to Lawndale Drive. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,

  
Fermin Dorado, P.E.

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**DORADO ENGINEERING GROUP**  
**2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743**

December 30, 2014

Mr. Joaquin Rodriguez  
City of El Paso  
Planning Department  
801 Texas Avenue  
El Paso, TX 79901

**RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request**

Mr. Rodriquez,

Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting an exception for lots accessing Arterial Streets as per Section 19.15.060F. Granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,



Fermin Dorado, P.E.

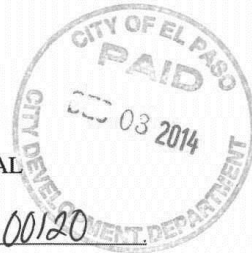
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## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL



DATE: 11-26-14

FILE NO. SUSU14-00120

SUBDIVISION NAME: MESA HILLS SUBDIVISION UNIT TWO REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
\_\_\_\_\_  
LOT 13, BLOCK 4, MESA HILLS SUBDIVISION REPLAT "A"  
\_\_\_\_\_
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.469	2	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	2
Industrial	_____	_____	Total (Gross) Acreage	0.469	_____
3. What is existing zoning of the above described property? R-3 Proposed zoning? R-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)  
\_\_\_\_\_  
SURFACE FLOW  
\_\_\_\_\_
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒  
If answer is "Yes", please explain the nature of the modification or exception  
\_\_\_\_\_  
\_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_  
\_\_\_\_\_
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Nora A. Crowley (Name & Address) (Zip) (Phone)  
13. Developer \_\_\_\_\_ (Name & Address) (Zip) (Phone)  
14. Engineer DORADO ENGINEERING, INC 2217 E. YANDELL (Name & Address) (Zip) (Phone) 562-0002

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085